

## **3 Finish and Fittings Overview**

### **3.1 Review procedures**

The preselected major contractors and design team will be required to review all proposed finishes and fittings to ensure they meet the allocated costs budgets.

Can be covered within capital cost budget allowances

Meet the visual amenity standards of a major public building and tourist attraction.

## **3.2 Pool Hall**

- 3.2.1 Pool tanks, foundations and pool concourses: insitu waterproof concrete.
- 3.2.2 Sub-frames: Glulam Portal Frame of laminated rafters and legs.
- 3.2.3 Wall construction: main pool hall: Wall external walls including retaining walls will be of solid filled conc. block construction. All exposed surfaces to be finished with a selected plaster paint coating system.
- 3.2.4 Investigation of Glass louvers to main pool hall on the north side
- 3.2.5 Aluminium roofing panels on selected LVL or galvanised purlin systems including insulated ceiling panels.
- 3.2.6 Powder coated double glazed thermally broken aluminium joinery to all pool areas. No need for thermally broken sections in dry areas.
- 3.2.7 Pool concourses and ground floor change room floors: selected epoxy finish.
- 3.2.8 Pool tanks: tile Roll out channels: Fibreglass grates and tiled to pool edge. Channels waterproof concrete.
- 3.2.9 Stainless steel access ladders to all pools. Allow to provide water powered chair lift for accessible access to 25 metre pool.

## **3.3 Change Rooms and Amenities**

- 3.3.1 Changing rooms and first floor support walls: concrete block, paint finish. Showers tiled.
- 3.3.2 Ground floor change room floors: selected epoxy finish.
- 3.3.3 All ceilings will be suspended T rail type including dry areas and change rooms. All wet areas including change rooms will have moisture resistant tiles suitable for the application.
- 3.3.4 Toilet and change rooms' first floor: vinyl.

## **3.4 Gym and Dry Programme Facilities**

- 3.4.1 All dry area walls Gib board paint finish to level 4. 2m high custom wood polyurethane finishes dado to all exercise areas i.e. gyms and spin room.
- 3.4.2 All walls first floor: Timber framed with Villa board wall linings throughout change rooms and tiled showers over the villa board.
- 3.4.3 All timber framing throughout will be treated to H3 without exception.
- 3.4.4 Gym floors: carpet with rubber underlay. Free weights area to have hard wearing rubber tiles.

## **3.5 Other areas**

- 3.5.1 Office and circulation first floor: polypropylene carpet.
- 3.5.2 Key aim is to include ESD features e.g. Timber framing and cladding, designing a building that is suitable for the site, and is fit for purpose.

- 3.5.3 The operation of the building is as important as the materials it is built from, so the plant installed must retain features that can support this desire. This will include energy saving features and water conservation methods, which while are not specific at this time, will be explored in the design development stage.
- 3.5.4 Entry gates and control systems must have capacity for electronic access and must be developed to control access and exit but not create a visual barrier to the pool hall view lines